
Northern Beaches Council

Planning & Development

STATEMENT OF ENVIRONMENTAL EFFECTS.

**Proposed First Floor Addition
19 Tatiara Crescent North Narrabeen**



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1. INTRODUCTION

The following document is to be read in conjunction with plans, specifications and associated documentation prepared by:

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Design & Construction
Licence No 6716C

Alterations & Two Storey Additions – 19 Tatiara Crescent North Narrabeen

2. TYPE OF DEVELOPMENT

The owners of the property wish to apply for a Development Approval for the following scope of works:

Alterations and Additions to the Ground Floor and First Floor to accommodate the following:

- New first floor addition with two bedrooms a bathroom and living room
- Alterations to the existing ground floor lounge and entry to accommodate stairs.

3. SITE DESCRIPTION

- The existing home sits on Lot 18 DP 236548 and has an area of 562.80 sqm
- The zoning controls are – R2 Low Density Residential.
- The existing dwelling is a split-level brick veneer dwelling with a tiled roof
- The property has a carport providing off street parking for two vehicles with an RC concrete driveway.
- The property is on a sloping site and contains established landscaping including lawns, gardens and fencing.

4. CONTROLS & ASSESSMENTS

This statement has been prepared to analyse and respond to the relevant objectives, planning controls and to adhere to the desired future character of the local environment contained within the:

Pittwater Local Environment Plan 2014

PART 1 PRELIMINARY – NA

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Zone R2 Low Density Residential

1. Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

Assessment

- The proposed development is allowable under the objectives of the zone.

PART 3 EXEMPT AND COMPLYING DEVELOPMENT – NA

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

Control	Requirement	Comments	Compliance
4.3 Height of buildings	<p>(1) The objectives of this clause are as follows:</p> <p>(a) a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,</p> <p>(b) b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</p> <p>(c) c) to minimise any overshadowing of neighbouring properties,</p> <p>(d) d) to allow for the reasonable sharing of views,</p> <p>(e) e) to encourage buildings that are designed to respond sensitively to the natural topography,</p> <p>(f) f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>Maximum Height = 8.5m</p>	<p>The proposed first floor addition does not exceed the maximum building height – 8.5m.</p> <p>The maximum height from natural ground level to the proposed ridge is – 8.5m</p>	Yes
4.4 Floor space ratio	<p>1. The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>•</p>	<p>• NOT SHOWN IN MAPPING</p>	
4.5 Calculation of floor space ratio and site area	<p>1. Definition of “floor space ratio” The <i>floor space ratio</i> of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area</p> <p>1. Existing buildings The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings</p>	<p>The proposed Floor space of the addition has an area of 80 sqm and a total new floor area of 220 sqm</p> <p>The proposal has a floor space ratio of 49 %</p>	Yes

PART 5 MISCELLANEOUS PROVISIONS – NA

PART 6 RELEASE AREAS – NA

PART 7 LOCAL PROVISIONS

Control	Requirement	Comments	Compliance
7.1 Acid sulphate soils	<ol style="list-style-type: none"> The objective of this clause is to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage. Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulphate Soils Map as being of the class specified for those works. 	The proposal requires no excavations of soil.	Yes
7.7 Geotechnical hazards	<ol style="list-style-type: none"> This clause applies to land identified as "Geotechnical Hazard H1" and "Geotechnical Hazard H2" on the Geotechnical Hazard Map. 	<p>The property has been identified as partly sited in:</p> <ul style="list-style-type: none"> ➤ Geotechnical Hazard H1 <p>A preliminary Geotechnical report has been submitted with this application</p>	Yes

Pittwater 21 - Development Control Plan 2014

Section A Shaping Development in Pittwater - NA

Section B General Controls

Control	Requirement	Comments	Compliance
B3.1 Landslip Hazard	<p>All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5).</p> <p>Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) for the life of the development.</p> <p>The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards</p>	<p>The property has been identified as partly sited in:</p> <ul style="list-style-type: none"> ➤ Geotechnical Hazard H1 <p>A preliminary Geotechnical report has been submitted with this application</p> <p>A structural engineer will be engaged for the structural design and the proposed development is justified in terms of geotechnical stability and will be carried out in accordance with good engineering practice</p>	Yes

Section C Development Type Controls

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

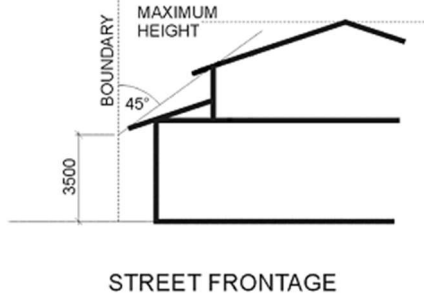
Control	Requirement	Comments	Compliance
C1.1 Landscaping	In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.	The proposal maintains an area of 276.5sqm which is 49% of the site for landscaped open space which will enable planting to maintain and enhance the streetscape. The proposal will provide and maintain landscaped open space and canopy trees of a size and density to mitigate the height, bulk and scale of the building and to enhance privacy between buildings	Yes
C1.3 View Sharing	<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p> <p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p> <p>Views are not to be obtained at the expense of native vegetation</p>	<p>The proposed development has adhered to the guidelines in the DCP regarding height, size and bulk, and It has been designed to allow for the reasonable sharing of views and is thought to have minimal effect on the existing views of adjoining properties.</p> <p>There are no trees to be removed for the proposal which ensures existing canopy trees have priority over views</p>	Yes
C1.4 Solar Access	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows)</p>	Shadow diagrams have been provided to demonstrate and ensure that reasonable access to sunlight is maintained for the occupants and adjoining properties.	Yes
C1.5 Visual Privacy	<p>Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).</p> <p>Elevated decks and pools, verandas and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.</p> <p>Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below</p>	<p>The additional effect upon any private open space of adjoining dwellings is considered minimal.</p> <p>The proposal has been designed to ensure a high level of visual and acoustic privacy for occupants and neighbours.</p> <p>There are no decks attached to the first floor and overlooking from windows has been minimised by the use of spacial separation and the use of highlight windows with a sill height greater than 1.5m from FFL</p>	Yes

Control	Requirement	Comments	Compliance
C1.6 Acoustic Privacy	<p>Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.</p> <p>Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the <i>Building Code of Australia</i>. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the <i>Building Code of Australia</i>).</p> <p>Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary</p>	The proposal has ensured that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.	Yes
C1.7 Private Open Space	<p>Private open space shall be provided as follows:-</p> <p><u>a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-</u></p> <p>Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.</p> <p>Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).</p> <p>Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.</p> <p>Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).</p> <p>A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.</p> <p>Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.</p>	<p>The site provides existing private open space of 185 sqm in the rear of the property which will has direct access from the existing timber deck</p> <p>The existing deck on the south of the dwelling has an area of 34 sqm providing further private open space.</p> <p>There is clothes drying area included in the private open space.</p>	Yes

Section D Locality Specific Development Controls

D.11 North Narrabeen Locality

Control	Requirement	Comments	Compliance
D11.1 Character as viewed from a public place	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted. Walls without articulation shall not have a length greater than 8 metres to any street frontage	The proposal has been designed to integrate with the original architectural design. The addition incorporates modern roof forms, cladding and windows which will match the existing external materials and textures of the current facades. The development has minimal visual impact on the streetscape and is considered to complement the desired future character of the Locality	Yes
	Any building facade to a public place must incorporate at least two of the following design features: entry feature or portico; i. awnings or other features over windows; ii. verandas, balconies or window box treatment to any first-floor element; iii. recessing or projecting architectural elements; iv. open, deep verandas; or v. verandas, pergolas or similar features above garage doors	The design incorporates transitional wall and roof elements on the front façade to give relief to the wall height and subsequent width of the structure.	Yes
	The bulk and scale of buildings must be minimised.	The proposal does not dominate the streetscape and it has a scale and bulk that will have minimal effect on the local character of the area.	Yes
D11.2 Scenic protection - General	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	The size and scale of the proposed development has minimal impact on the visual character of the area. The size and scale ensure that the bushland landscape of Pittwater is the predominant feature.	Yes
D11.3 Building colours and materials	External colours and materials shall be dark and earthy tones as shown below White, light coloured, red or orange roofs and walls are not permitted	The colour and materials of the proposed development will closely match the colour and textures of the existing building.	Yes
D11.6 Front building line	Land zoned R2 Low Density Residential or E4 Environmental Living 6.5, or established building line, whichever is the greater	The first-floor addition is set back 14m from the front building line and this helps provide adequate spacial relief when viewed from the street.	Yes

Control	Requirement	Comments	Compliance
D11.7 Side and rear building line	<p>Land zoned R2 Low Density Residential or E4 Environmental Living</p> <p>2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)</p>	<p>The existing setback of 1.5m on the north side will be retained for the first floor and the southern side setback will be more than 8.0m</p> <p>With these setbacks the development adheres to the DCP</p>	Yes
D11.9 Building envelope	<p>Buildings are to be sited within the following envelope:</p>  <p style="text-align: center;">STREET FRONTAGE</p> <p>Variations</p> <p>Council may consider a variation for the addition of a second storey where the existing dwelling is retained.</p>	<p>The building envelope shown on the West elevation drawing show an encroachment upon the building envelope on the northern side.</p> <p>This encroachment however is within the roofed section only, being a gable ended roof which is designed to match the existing roof form.</p> <p>However, approval is sought for a variation to this control for the following reasons:</p> <p>To allow the use of practical building methods for the addition of the second storey.</p> <p>The addition complies with the side setback requirements and offers a 1.5m setback on the North side which is positioned over the existing lower wall.</p> <p>Council may consider a variation for the addition of a second storey where the existing dwelling is retained.</p> <p>Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.</p>	Yes
D11.10 Landscaped Area - General	<p>The total landscaped area on land zoned R2 Low Density Residential shall be 50% of the site area.</p> <p>The use of porous materials and finishes is encouraged where appropriate.</p> <p>Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area</p>	<p>The site plan shows the proposed Landscaped area of 49% and includes a table identifying:</p> <ul style="list-style-type: none"> Existing roofed area Additional roofed area Existing and proposed hard surface area Total site area Proposed landscaped area 40.03 <p>The main area of the proposed development is an upper floor addition which is sited upon the footprint of the existing dwelling. There are existing pathways and a deck which are existing and essential for the amenity of the existing dwelling.</p> <p>The area of the new driveway and carport are 65 sqm which is an</p>	Yes

		additional 11.5% to the existing site coverage. This being said these are considered an essential part of the overall proposal.	
D11.12 Fences – General	<u>a. Front fences and side fences (within the front building setback)</u> <u>b. Rear fences and side fences (to the front building line)</u>	<p>The existing front and side fences within the front building setback will be retained post construction.</p> <p>The existing rear and side fences to the front building line will be retained post construction.</p>	Yes

5. CONCLUSION

The proposed development has considered the relevant guidelines contained in the;

- Pittwater Local Environment plan 2014
- Pittwater 21 - Development Control Plan 2014

It is thought the development will have minimal impact on its surrounding natural and built environment, streetscape and general visual character and has sought to comply with the guidelines provided.

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